

009.A

0002

0026.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

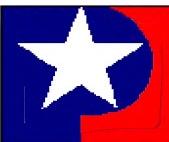
458,400 / 458,400

USE VALUE:

458,400 / 458,400

ASSESSED:

458,400 / 458,400


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
12		POND LN, ARLINGTON

**OWNERSHIP**

Unit #: 26

Owner 1: WEN CHIN KUEI/TR	
Owner 2: WEN SHIAO MOON LEE/TR	
Owner 3: POND LANE REALTY TRUST	

Street 1: PO BOX 405

Street 2:

Twn/City: WALTHAM

St/Prov: MA Cntry Own Occ: N

Postal: 02454 Type:

**PREVIOUS OWNER**

Owner 1: WEN CHIN KUEI--ETAL -

Owner 2: WEN SHIAO MOON LEE -

Street 1: P.O. BOX 405

Twn/City: WALTHAM

St/Prov: MA Cntry

Postal: 02454

**NARRATIVE DESCRIPTION**

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1972, having primarily Brick Exterior and 926 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 4 Rooms, and 2 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6032																

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	458,400			458,400		57100
							GIS Ref
							GIS Ref
							Insp Date
							10/13/17

PREVIOUS ASSESSMENT								Parcel ID	009.A-0002-0026.0		
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	
2022	102	FV	458,400	0	.	.	458,400		Year end	12/23/2021	
2021	102	FV	451,900	0	.	.	451,900		Year End Roll	12/10/2020	
2020	102	FV	438,800	0	.	.	438,800	438,800	Year End Roll	12/18/2019	
2019	102	FV	413,200	0	.	.	413,200	413,200	Year End Roll	1/3/2019	
2018	102	FV	340,500	0	.	.	340,500	340,500	Year End Roll	12/20/2017	
2017	102	FV	251,600	0	.	.	251,600	251,600	Year End Roll	1/3/2017	
2016	102	FV	251,600	0	.	.	251,600	251,600	Year End	1/4/2016	
2015	102	FV	258,500	0	.	.	258,500	258,500	Year End Roll	12/11/2014	

SALES INFORMATION			TAX DISTRICT			PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WEN CHIN KUEI--	31081-273		1/26/2000	Family		1	No	No	4
	13842-87		11/20/1979		41,000	No	No	N	

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
10/13/2017									Measured		DGM	D Mann					
5/6/2000										197	PATRIOT						

Sign: \_\_\_\_\_ VERIFICATION OF VISIT NOT DATA \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>					
Type: 7	- Condo Garden			Full Bath: 1	Rating: Average			Building Number 1.									
Sty Ht: 1	- 1 Story			A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 3 - BrickorStone				A 3QBth:	Rating:												
Frame: 2 - Steel				1/2 Bath: 1	Rating: Average												
Prime Wall: 7 - Brick				A HBth:	Rating:												
Sec Wall: %				OthrFix:	Rating:												
Roof Struct: 4 - Flat				<b>OTHER FEATURES</b>													
Roof Cover: 4 - Tar & Gravel				Kits: 1	Rating: Average												
Color: BRICK				A Kits:	Rating:												
View / Desir: PL - 12 POND LANE				Fpl: 0	Rating: Average												
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:												
Grade: C - Average				<b>CONDOS INFORMATION</b>													
Year Blt: 1972	Eff Yr Blt:			Location: RS - Right Side													
Alt LUC:	Alt %:			Total Units:													
Jurisdict:	Fact: .			Floor: 2 - 2nd Floor													
Const Mod:				% Own: 1.730900049													
Lump Sum Adj:				Name: 17 - 6032													
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>					
Avg Ht/FL: STD	Phys Cond: AV - Average 28. %			Exterior:	No Unit	RMS	BRS	FL									
Prim Int Wal 2	- Plaster			Interior:	1	4	2	0									
Sec Int Wall:	%			Additions:													
Partition: T - Typical				Kitchen:													
Prim Floors: 4 - Carpet				Baths:													
Sec Floors:	%			Plumbing:													
Bsmnt Flr:				Electric:													
Subfloor:				Heating:													
Bsmnt Gar:				General:													
Electric: 3 - Typical				Total:	28.2 %												
Insulation: 2 - Typical				<b>CALC SUMMARY</b>				<b>COMPARABLE SALES</b>									
Int vs Ext: S				Basic \$ / SQ: 325.00	Rate	Parcel ID	Typ	Date	Sale Price								
Heat Fuel: 1 - Oil				Size Adj.: 1.14794815													
Heat Type: 3 - Forced H/W				Const Adj.: 1.31197500													
# Heat Sys: 1				Adj \$ / SQ: 489.476													
% Heated: 100	% AC: 100			Other Features: 37824													
Solar HW: NO	Central Vac: NO			Grade Factor: 1.00													
% Com Wal	% Sprinkled			NBHD Inf: 1.29999995													
				NBHD Mod:													
				LUC Factor: 1.00													
				Adj Total: 638402													
				Depreciation: 180029													
				Deprecated Total: 458373													
<b>MOBILE HOME</b>				WtAv\$/SQ:	AvRate:	Ind.Val											
Make: Model: Serial # Year: Color:																	
<b>SPEC FEATURES/YARD ITEMS</b>																	
<b>PARCEL ID</b> 009.A-0002-0026.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N	Total Yard Items:					Total Special Features:								Total:			

Undisplayed Areas:  
 GLA: 926

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AssessPro Patriot Properties, Inc